

LOT  
**41**

**Flat 6, 80 Darby Road, Liverpool L19 9AW**

**\*GUIDE PRICE £35,000-£40,000**



Not to scale. For identification purposes only

- **A 2 bed top floor mezzanine penthouse flat. Double glazing. Central heating. Intercom system. Off road parking. Rear garden.**

**Description** A top floor 2 bed roomed mezzanine modern flat benefiting from double glazing, central heating, intercom system, Communal off road parking. The flat is in good condition throughout and would be suitable for immediate occupation or investment purposes with a potential rental income of in excess of £6,000 per annum.

**Situated** Off Garston Old Road which in turn is off Aigburth Road (A561) in a popular and well established residential location within close proximity to local amenities and schooling.

**Ground Floor** Main Entrance Hallway.

**Second Floor Flat 6** Open Plan lounge/Kitchen, Bathroom/W.C, 2 Mezzanine Bedrooms, Cloak room.

**Outside** Communal Gardens to the Front, Parking.